

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 13, 1969

Appeal No. 10132 D.C. Redevelopment Land Agency, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of August 19, 1969.

EFFECTIVE DATE OF ORDER - Jan. 15, 1970

ORDERED:

That the appeal for permission to erect a C-2-B residential and commercial building with roof structures in accordance with provisions of Section 3308 at 1700-42 - 7th Street, NW., lots 29-31, 830-832, 825-828, 800, 834, 838, 839, 842, 23, 26, 25, Square 419, be granted.

FINDINGS OF FACT:

1. The subject property is located in an C-2-B District.
2. It is proposed to erect a 10 story apartment building with a commercial ground floor and a roof structure to house elevator equipment, heating and air conditioning equipment and cooling tower. The stair tower is to be separate.
3. The total area of appellant's lots is 38,008.55 square feet and the building has an area of 124,900 square feet with an FAR of 3.5.
4. The area of the roof structure is 1,600 square feet with an FAR of 0.04.
5. The material and color of the street facade of the building will be exposed concrete and buff brick. The roof structure will be buff brick.
6. This appeal was filed and heard under plan by McDonald and Williams, architects, drawings No. A-2, A-8, A-14, A-15, and A-16, approved as noted by Arthur P. Davis, architect-member of the Board, on January 15, 1970.

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7. It is proposed that the building will contain 108 units of moderate income housing and retail and commercial uses on the main floor.

8. No objection to the granting of this appeal was registered at the public hearing.

OPINION:

The Board concludes that the roof structures at this proposed apartment building with ground commercial uses will harmonize with the street frontage of the building in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.